



**CITY OF OMAHA, NEBRASKA  
ADMINISTRATIVE SUBDIVISION**

**12809 WEST DODGE REPLAT  
LOT 1 AND OUTLOT "A"**

BEING A REPLAT OF LOTS 158 AND 159, HEAVENLY ACRES REPLAT, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA TOGETHER WITH THE SOUTH 660 FEET OF THE NORTH 720 FEET OF THE WEST 330 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, IN WARRANTY DEED FILED MAY 19, 1988, IN DEED BOOK 1826 AT PAGE 244, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN PART OF THE EAST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE NORTHWEST ¼;

THENCE SOUTHERLY DEFLECTION 89°36'25" LEFT A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF THE PROPERTY OWNED BY THE GRANTOR TO THE POINT OF BEGINNING;

THENCE SOUTHERLY DEFLECTING 00°00'00" A DISTANCE OF 58.87 FEET ALONG THE PROPERTY LINE OF THE GRANTOR;

THENCE WESTERLY DEFLECTING 89°36'25" RIGHT A DISTANCE OF 328.74 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR;

THENCE NORTHERLY DEFLECTING 90°23'00" RIGHT A DISTANCE OF 58.87 FEET ALONG SAID LINE TO A POINT ON THE SOUTHERLY WEST DODGE ROAD RIGHT-OF-WAY LINE;

THENCE EASTERLY DEFLECTING 89°37'00" RIGHT A DISTANCE OF 328.75 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOT AND OUTLOT BEING PLATTED.



MAY 14, 2004  
DATE:

JAMES D. WARNER,  
NEBRASKA R.L.S. 308

**SHEET 1 OF 4**